

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/09/2006
Grantor(s): TAMA K SALMANS AND ROLAND W SALMANS, WIFE AND HUSBAND
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$195,000.00
Recording Information: Instrument 20061017001493830
Property County: Collin
Property: LOT 15, BLOCK 12, KELLER'S SECOND ADDITION, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 35, PGE 241, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS.
Reported Address: 101 N COTTONBELT AVE, WYLIE, TX 75098

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Wells Fargo Bank, N.A.
Mortgage Servicer: Wells Fargo Bank, N.A.
Current Beneficiary: Wells Fargo Bank, N.A.
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of December, 2016
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY ADMINISTRATION BUILDING LOCATED AT 2300 BLOOMDALE ROAD, MCKINNEY, TEXAS 75071 in Collin County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Collin County Commissioner's Court.
Substitute Trustee(s): Robert Ortolani, Shelley Ortolani, Mary Mancuso, Liz Hach, Cheryl Harris, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert Ortolani, Shelley Ortolani, Mary Mancuso, Liz Hach, Cheryl Harris, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert Ortolani, Shelley Ortolani, Mary Mancuso, Liz Hach, Cheryl Harris, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



FILED
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: [Signature]
DEPUTY

2016 OCT 10 AM 11:06

FILED

POSTPKG

CAUSE NUMBER PB1-1461-2014

ESTATE OF	§	IN THE PROBATE COURT
ROLAND SALMANS,	§	
	§	OF
DECEASED	§	
	§	COLLIN COUNTY, TEXAS

**ORDER APPROVING FORECLOSURE OF PREFERRED LIEN
PURSUANT TO SECTION 355.155 OF THE TEXAS ESTATES CODE**

On the 6th day of June, 2016, the Court heard and considered the Application for Foreclosure of Preferred Lien of Wells Fargo Bank, N.A. ("Applicant") pursuant to Section 355.155 of the Texas Estates Code and finds the following:

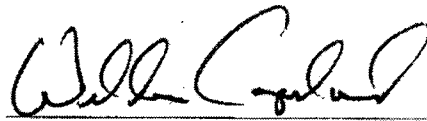
1. That citation has been issued and served as required by law;
2. Applicant presented its Claim to the Administrator of the above referenced Estate, which was ALLOWED by Administrator as a preferred debt and lien. This Court approved the Claim as a preferred debt and lien to be paid according to the contract terms and the property has not been sold or distributed;
3. The Personal Representative has not been able to pay the maturities which have accrued on the debt according to the terms of the Note and Deed of Trust; that said loan account is due for the November 7, 2013, payment and all subsequent monthly payments; therefore, there exists a default in payment under the contract that secures payment of the Claim;
4. There are no other debts of the Estate that have a preference over the Note and Deed of Trust of Applicant;
5. The Property, which is the subject of Applicant's Note and Deed of Trust, is described as follows:

LOT 15, BLOCK 12, KELLER'S SECOND ADDITION, AN
ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 35, PGE 241, OF THE MAP RECORDS OF COLLIN
COUNTY, TEXAS.

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court that Applicant is hereby authorized to foreclose the Applicant's Deed of Trust lien in accordance with the provisions of its Note and Deed of Trust and Section 51.002 of the Texas Property Code.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Applicant is not required to demand or give notice of intent to accelerate or notice of acceleration of the indebtedness to the Personal Representative of the Estate. However, the Trustee or Substitute Trustee appointed under the Deed of Trust shall provide the Personal Representative with a copy of the Notice of Trustee's Sale, which includes the date, time, and place of the sale.

SIGNED AND ORDERED ENTERED this 6 day of, June, 2016.



JUDGE PRESIDING

CAUSE NUMBER PB1-1462-2014

ESTATE OF	§	IN THE PROBATE COURT
	§	
TAMA SALMANS,	§	OF
	§	
DECEASED	§	COLLIN COUNTY, TEXAS

**ORDER APPROVING FORECLOSURE OF PREFERRED LIEN
PURSUANT TO SECTION 355.155 OF THE TEXAS ESTATES CODE**

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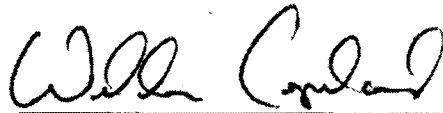
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3. The Personal Representative has not been able to pay the maturities which have accrued on the debt according to the terms of the Note and Deed of Trust; that said loan account is due for the November 7, 2013, payment and all subsequent monthly payments; therefore, there exists a default in payment under the contract that secures payment of the Claim;
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SIGNED AND ORDERED ENTERED this 6 day of, JUNE, 20 16.


JUDGE PRESIDING